



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID995961)

Housepix Ltd



Approximate Gross Internal Area = 195.4 sq m / 2103 sq ft  
(Including Garage)

Peter Lane & Partners  
EST 1996

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- **\*\*SOLD SUBJECT TO CONTRACT\*\***
- Generous Four Bedroom Accommodation
- Re-Fitted Sanitaryware Throughout
- Double Length Garage And Workshop
- Desirable Village Location
- Individual Non Estate Family Residence
- Principal Bedroom With En Suite And Roof Terrace
- Third Of An Acre Gardens (sts)
- Prominent High Street Position
- Immediate Vacant Possession And No Chain Offered



**Heavy Panel Oak Front Door Accessing**

**Reception Hall**

11' 10" x 5' 11" (3.61m x 1.80m)

Oak stairs extending to the first floor, double panel radiator, coving to ceiling, Travertine flooring.

**Study**

7' 11" x 7' 9" (2.41m x 2.36m)

UPVC window to front aspect, single panel radiator, telephone point, Travertine flooring.

**Cloakroom**

8' 2" x 2' 10" (2.49m x 0.86m)

Fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with mixer tap, single panel radiator, UPVC window to side aspect, Travertine flooring.

**Sitting Room**

21' 0" x 11' 5" (6.40m x 3.48m)

A light double aspect room with UPVC window to side and UPVC picture window to garden aspect to the rear, double panel and single panel radiators, TV point, telephone point, coving to ceiling, central brick work feature fireplace with Oak surround, Travertine flooring, open aspect to

**Dining Room**

11' 9" x 11' 2" (3.58m x 3.40m)

UPVC French doors accessing garden terrace to the rear, single panel radiator, coving to ceiling, Travertine flooring, open plan to

**Kitchen/Breakfast Room**

21' 9" x 8' 2" (6.63m x 2.49m)

Fitted in a bespoke range of Oak base and wall mounted cabinets with complementing work surfaces, inset Butler sink unit with mixer tap, appliance spaces, drawer units, pan drawers, glass fronted display cabinets, cooking range with suspended extractor fitted above, shelved under stairs storage cupboard, Oak detailing, UPVC windows to two front aspects, Travertine flooring.

**Boot room/Inner Hall**

11' 10" x 7' 3" (3.61m x 2.21m)

Heavy panel door with glazed side panels to front aspect, appliance spaces, Travertine flooring, inner door to

**Oversized Garage/Workshop**

29' 1" x 7' 5" (8.86m x 2.26m)

Incorporating workshop space with up and over roller door, UPVC window to rear aspect, power and lighting.

**Laundry Room**

7' 5" x 6' 0" (2.26m x 1.83m)

Fitted in a range of base units with work surfaces, single drainer stainless steel sink unit, base mounted oil fired central heating boiler serving hot water system and radiators, drawer units, UPVC door and window to garden terrace, Travertine flooring.

**First Floor Landing**

Single panel radiator, access to insulated loft space, double airing cupboard housing hot water cylinder and shelving, natural Oak flooring.

**Principal Bedroom**

18' 6" x 15' 3" (5.64m x 4.65m)

UPVC window and French doors accessing **Roof Top Terrace** enclosed by balustrade and enjoys views over the rear gardens. Double panel radiator, extensive wardrobe range with two double units, natural Oak flooring.

**En Suite Shower Room**

7' 10" x 7' 7" (2.39m x 2.31m)

Fitted in a quality four piece white suite comprising twin circular surface mounted sink units with mono bloc mixer tap, bespoke cabinetry with drawer units and cabinet storage, low level WC, oversized screened shower enclosure with independent shower unit fitted over and additional hand mixer shower, full Travertine tiling, vanity mirror, shaver point, extractor, chrome heated towel rail, Travertine flooring.

**Bedroom 2**

14' 5" x 8' 2" (4.39m x 2.49m)

UPVC window to front aspect, single panel radiator, wardrobe recess with hanging space, natural Oak flooring.

**Bedroom 3**

12' 6" x 9' 2" (3.81m x 2.79m)

UPVC window to garden aspect, single panel radiator, walk in wardrobe with hanging and shelving, natural Oak flooring.

**Bedroom 4**

11' 5" x 8' 11" (3.48m x 2.72m)

UPVC window to garden aspect, single panel radiator, extensive wardrobe range with two doubles, hanging and shelving, fixed display shelving, natural Oak flooring.

**Family Bathroom**

14' 4" x 6' 7" (4.37m x 2.01m)

Two UPVC windows to garden aspect, fitted in a four piece quality white suite comprising low level WC, bidet, freestanding Batteau bath with mixer shower and additional mixer tap, twin surface mounted circular sink units with mono bloc mixer taps and bespoke cabinetry, chrome heated towel rail, shaver point, full Travertine tiling and Travertine flooring.

**Outside Front**

There is an private, gated frontage measuring approximately 49' 3" x 41' 0" (15.01m x 12.50m) with parking provision for four to five good sized vehicles there's outside lighting, screened by mature boundaries and brick walling to front offering a good degree of privacy and security.

**Outside Rear**

The property stands in beautifully mature and private gardens extending to approximately a third of an acre (stms). There is a paved terrace enclosed by low retaining brick walling with steps leading down on to areas of lawn. The gardens extend to the rear and are sub-divided by established evergreen and deciduous shrubs, there's a good selection fruit trees within the planted orchard towards the rear of the garden, there's a timber shed and greenhouse and an array of ornamental trees and shrubs. The gardens are wonderfully established and private.

**Tenure**

Freehold

Council Tax Band - F

